106.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,144,300 / 1,144,300
					USE VALUE:	1,144,300 / 1,144,300
					ASSESSED:	1,144,300 / 1,144,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYD TOBY L & CARRIE/TR
Owner 2:	BOYD FAMILY TRUST
Owner 3:	
Street 1:	19 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOYD TOBY L & CARRIE -
Owner 2:	-
Street 1:	19 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,320 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2799 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16320.000	490,000	17,600	636,700	1,144,300
Total Card	0.375	490,000	17,600	636,700	1,144,300
Total Parcel	0.375	490,000	17,600	636,700	1,144,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.90 | /Parcel: 408.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67885
GIS Ref:
GIS Ref:
Insp Date: 04/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	498,800	17600	16,320.	636,700	1,153,100	1,153,100	Year End Roll	12/18/2019
2019	101	FV	385,000	17700	16,320.	636,700	1,039,400	1,039,400	Year End Roll	1/3/2019
2018	101	FV	340,500	17700	16,320.	545,800	904,000	904,000	Year End Roll	12/20/2017
2017	101	FV	340,500	17700	16,320.	509,400	867,600	867,600	Year End Roll	1/3/2017
2016	101	FV	340,500	17700	16,320.	436,600	794,800	794,800	Year End	1/4/2016
2015	101	FV	322,200	17700	16,320.	391,100	731,000	731,000	Year End Roll	12/11/2014
2014	101	FV	322,200	17700	16,320.	362,000	701,900	701,900	Year End Roll	12/16/2013
2013	101	FV	322,200	17700	16,320.	345,200	685,100	685,100		12/13/2012

!8367!

PRINT

Date	Time
12/10/20	22:56:37

LAST REV

Date	Time
07/25/18	09:36:52
apro	
8367	

USER DEFINED

Prior Id # 1:	67885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYD TOBY L & C	1477-4		8/10/2015	Convenience	1	No	No		
WILFERT JOHN M	1392-133		11/19/2010		759,900	No	No		
WILFERT JOHN M	1156-60		5/31/1996		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2017	720	Addition	54,000	C				kitchen addition
2/26/2016	195	Re-Roof	6,300		2/26/2016			Strip and re-roof.
5/8/2012	649	Ingr. Po	30,000					INSTALL 18X36 GUNI
3/31/1995	141	Manual	2,250					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Left Notice	DGM	D Mann
4/25/2018	Measured	DGM	D Mann
4/25/2018	Permit Visit	DGM	D Mann
6/19/2012	Info Fm Prmt	BR	B Rossignol
1/11/2009	Meas/Inspect	345	PATRIOT
11/7/2000	Hearing N/C	189	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Entry Denied	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16320		Sq. Ft.	Site		0	70.	0.56	4									636,717						636,700	

Total AC/HA: 0.37466 | Total SF/SM: 16320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 636,717 | Spl Credit | Total: 636,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.15335560
Const Adj.:	1.00000000
Adj $ / SQ:	121.102
Other Features:	174800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601906
Depreciation:	111955
Depreciated Total:	489952

COMMENTS

2 FPS=NF.. SCUTTLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

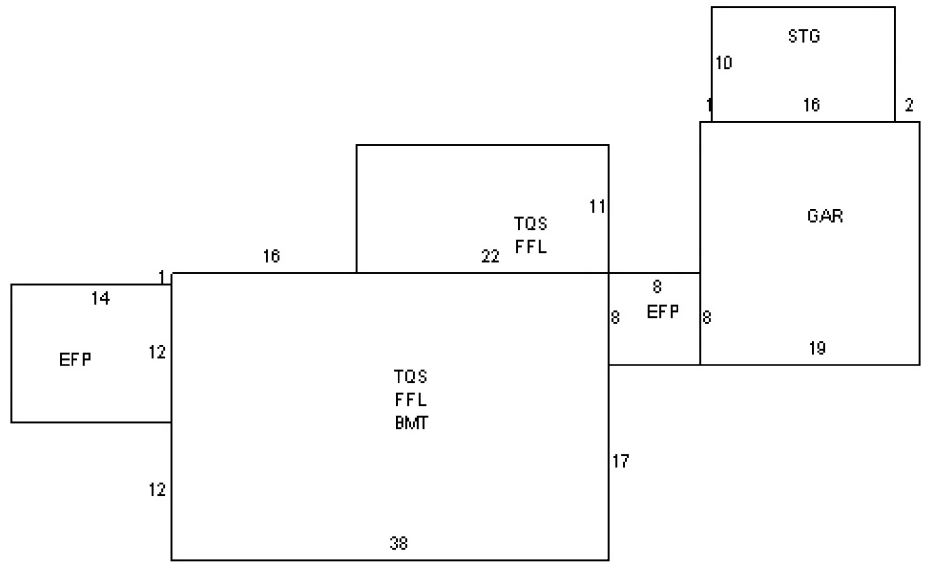
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.53
Special Features:	0	Val/Su Net:	128.04
Final Total:	490000	Val/Su SzAd	234.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	121.100	144,354
BMT	Basement	950	54.040	51,340
TQS	3/4 Story	894	121.100	108,265
GAR	Garage	399	21.270	8,485
EFP	Enclos Porch	232	38.960	9,039
STG	Storage	160	7.250	1,160

Net Sketched Area:	3,827			Total:	322,643
Size Ad	2086	Gross Are	4125	FinArea	2799

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 106.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X22	G	AV	1960	4.33	T	40.8	101			800			800
2	Frame Shed	D	Y	1	5X7	A	AV	1980	0.00	T	31.2	101						
12	Pool-Gunite	D	Y	1	18X36	G	GD	2012	27.11	T	4.2	101			16,800			16,800

More:	N	Total Yard Items:	17,600	Total Special Featues:		Total:	17,600